

City of Hallandale Beach

400 S. Federal Highway
Hallandale Beach, FL 33009
www.cohb.org



Meeting Agenda

Tuesday, June 9, 2026

6:00 PM

Council Chambers

Planning and Zoning Board

Chair Kuei Kang (Charles) Wu
Vice-Chair Howard Garson
Board Member Danny Kattan
Board Member Rick Levinson
Board Member Jaime Flasterstein

Board Attorney Roget Bryan
Board Secretary Laura Mass

1. CALL TO ORDER
2. ROLL CALL
3. PLEDGE OF ALLEGIANCE
4. APPROVAL OF DRAFT MINUTES

A. MAY 12, 2026, PLANNING & ZONING BOARD
MINUTES

Attachments: [Draft Minutes](#)
[Attendance Summary Sheet](#)

5. SWEARING OF THE SPEAKERS
6. DECLARATION OF EX-PARTE COMMUNICATION
7. BOARD COMMITTEE/NEW BUSINESS

- A. Applications #CU-26-02361 and #V-23-07357 by Episcopal Church of St Ann's of Hallandale Florida Inc. requesting a Conditional Use Permit and variances to permit the construction of a 1,526 square foot addition to the existing multipurpose building associated with the existing house of worship located at 701 NW 1 Avenue.

The applications filed with the City are as follows:

1) Application #CU-26-02361 requesting a Conditional Use Permit, pursuant to Sections 32-144(c)(7) and 32-964 of the Hallandale Beach Code of Ordinances, to permit the proposed expansion of the existing house of worship.

2) Application #V-23-07357 requesting variances from the following code provisions:

a) Variances from Section 32-144(c)(7) pertaining to houses of worship to:

- reduce the minimum required site area from one acre to 0.96 acre;
- reduce the required structural setback/separation from adjacent residential uses from 50 feet to 35 feet and 23 feet; and
- increase the maximum permitted gross floor area for accessory uses from 50 percent to 65 percent of the total gross floor area of the facility.

b) Variance from Section 32-384(e)(2) to reduce the minimum required width of landscape buffers abutting side and rear property lines from 5 feet to 3 feet.

Attachments:

[Agenda Cover Memo](#)

[Exhibit 1 – Aerial & Zoning Map](#)

[Exhibit 2 – Applicant's Letters & Backup](#)

B. Applications #DB-24-01925 and # V-26-01191 by Gustavo Lumer requesting approval of their Major Development Plan approval and Variances to construct a single-story commercial building consisting of approximately 4,671 square feet of commercial space on the property located at 633 West Hallandale Beach Boulevard

The applications filed with the City are as follows:

1) Application # DB-24-01925 for Major Development Review approval pursuant to Section 32-782 of the Zoning and Land Development Code to construct the proposed commercial building.

2) Application # V-26-01191 requesting variances from the following code provisions:

a) Table 32 -210(a) - Reducing the minimum required 15-foot front setback to 10 feet.

b) Section 32-212(1) – Reducing the required 20 feet wide streetscape area to 15 feet.

Attachments:

[Agenda Cover Memo](#)

[Exhibit 1 - Aerial Map & Zoning Map](#)

[Exhibit 2 – Applicant’s Letters & Backup](#)

[Exhibit 3 - City Traffic Consultant Report](#)

8. REMARKS BY THE CHAIR

9. LIAISON'S REPORT

A. June 2026 - Liaison's Report

Attachments:

[Report](#)

10. SCHEDULING NEXT MEETING

Tuesday, July 14, 2026

11. ADJOURNMENT

THIS MEETING IS OPEN TO THE PUBLIC. IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT OF 1990, ALL PERSONS THAT ARE DISABLED; WHO NEED SPECIAL ACCOMMODATIONS TO PARTICIPATE IN THIS MEETING BECAUSE OF THAT DISABILITY SHOULD CONTACT THE OFFICE OF THE CITY CLERK AT 954-457-1489 NO LATER THAN TWO DAYS PRIOR TO SUCH PROCEEDING.

AGENDA ITEMS MAY BE VIEWED AT THE OFFICE OF THE CITY CLERK, CITY OF HALLANDALE BEACH CITY HALL, 400 S. FEDERAL HIGHWAY, HALLANDALE BEACH, FL 33009. ANYONE WISHING TO OBTAIN A COPY OF ANY AGENDA ITEM SHOULD CONTACT THE CITY CLERK AT 954-457-1489. A COMPLETE AGENDA PACKET IS ALSO AVAILABLE ON THE CITY WEBSITE AT www.hallandalebeachfl.gov

ALL INTERESTED PERSONS MAY APPEAR AT THE MEETING AND MAY BE HEARD WITH RESPECT TO THE PROPOSED MATTER. SHOULD ANY PERSON DESIRE TO APPEAL ANY DECISION MADE BY THE BOARD, AGENCY, OR CITY COMMISSION WITH RESPECT TO ANY MATTER TO BE CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON SHALL ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

TWO OR MORE MEMBERS OF CITY COMMISSION OR OTHER CITY BOARDS MAY ATTEND AND PARTICIPATE AT THIS MEETING.

THESE MEETINGS MAY BE CONDUCTED BY MEANS OF OR IN CONJUNCTION WITH COMMUNICATIONS MEDIA TECHNOLOGY, SPECIFICALLY, A TELEPHONE CONFERENCE CALL. THE LOCATION 400 S. FEDERAL HIGHWAY, HALLANDALE BEACH, FL 33009, WHICH IS OPEN TO THE PUBLIC, SHALL SERVE AS AN ACCESS POINT FOR SUCH COMMUNICATION.